



Hopeswood, Liss

Price Guide £215,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Hopeswood, Liss, GU33 6ET

A well-presented and spacious two-bedroom first-floor maisonette, ideally situated in the popular village of Greatham. Conveniently located within walking distance of the village school, nursery and public house, the property would make an excellent first-time purchase, investment or downsizing opportunity.

The accommodation is accessed via its own front door and comprises a generous living/dining room, well designed, fitted kitchen, two well-proportioned bedrooms and a recently refurbished spacious bathroom. The principal bedroom is particularly impressive, offering plenty of space for a large bed and freestanding furniture.

The vendors have thoughtfully updated the property during their ownership, including a refitted kitchen, gas central heating, and redecoration and recarpeting throughout.

Externally, the property benefits from residents' parking. An excellent opportunity in a sought-after village location, with viewing highly recommended.



Location - Liss

The village of Greatham affords good access to the A3 which provides road access to the south coast, Guildford and the M25. The village is surrounded with countryside, bridle paths and footpaths ideal for walking and cycling. The nearby village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers College, Bohunt and Bedales Schools.

Local authority

East Hampshire District Council

Tenure

Leasehold

85 Years Remaining On The Lease
£40.00 Monthly Service Charge

Additional Information

Post Code: GU33 6ET

All main services

EPC - C

Council Tax Band - B



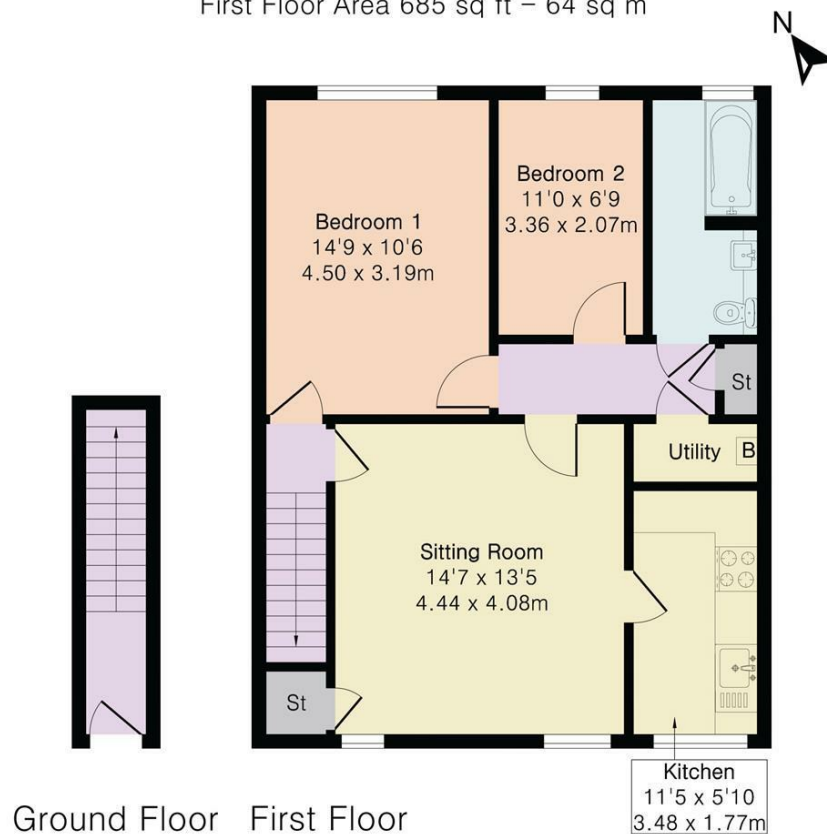
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area 737 sq ft - 69 sq m

Ground Floor Area 52 sq ft – 5 sq m

First Floor Area 685 sq ft – 64 sq m



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